



00192862201600102230020027

09/27/2016 09:39:30 AM

Fee: \$47.00

After recording return to:

Edmund J. Spinney, Attorney
175 West B Street, Suite B
Springfield, OR 97477

**Until a change is requested,
send tax statements to:**

Dennis E. Heldt
872 Maxwell Road
Eugene, OR 97404

Owner Making This Deed:

Dennis E. Heldt
872 Maxwell Road
Eugene, OR 97404

Owner's Beneficiaries:

Stacy Allen Franco
2157 Hedgerow Lane
Chino Hills, CA 91709

Sean Andrew Franco
4576 Gill Circle
La Verne, CA 91750

TRANSFER ON DEATH DEED
(ORS 93.948 to 93.979)

NOTICE TO OWNER:

You should carefully read all information on this form. You may want to consult a lawyer before using this form. This form must be recorded before your death or it will not be effective.

BENEFICIARIES: I designate the following beneficiaries: **Stacy Allen Franco and Sean Andrew Franco**, each as to an undivided one-half (½) interest as tenants in common.

CONSIDERATION: The true and actual consideration for this conveyance is other than money (\$0.00).

TRANSFER ON DEATH: At my death, I transfer my interest in the following real property situated at 142033 Heather Lane, Crescent Lake, Klamath County, Oregon, to the beneficiaries designated above:

"Lot 8, Block 6 of CRES-DEL ACRES, Second Addition, situated in the NW ¼ of Section 7, Township 24 South, Range 7 East, Willamette Meridian, Klamath County, Oregon."

Before my death, I have the right to revoke this Deed.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

DATED this 22nd day of September, 2016.

Owner:

Dennis E. Heldt
Dennis E. Heldt

STATE OF OREGON)
) ss.
County of Lane)

This instrument was acknowledged before me on September 22, 2016, by Dennis E. Heldt.



Annette Kayser
Notary Public for Oregon
My commission expires: 3/2/2019